This instrument prepared by:
Lynn Newcomb, Attorney at law
PO Box 44
Ashland City, TN 37015

Jade D. Roser

NEW OWNER:
TO: Elena Roser and Jeffery Roser
2122 Petway Road
Ashland City, TN 37015

Map & Parcel: 014 096.00

Karen Johnson Davidson County
Batch# 574865 DEEDQC
02/22/2021 12:09:11 PM 3 pgs
Fees: $18.00 Taxes: $666.00

20210222-0021013

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of TEN DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Jade D. Roser, unmarried, Grantor herein, do hereby quitclaim and convey unto Elena Roser et vir, Jeffery Roser, Grantees herein, their heirs, successors, and assigns, all my right, title, and interest, in and to the following described property in Davidson County, Tennessee, as follows:

> Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows:
>
> Beginning at a point 735.00 feet on the easterly margin of Douglas Road from the northeast corner of Clarksville Highway and Douglas Road; thence South 79 deg. East a distance of 767.00 feet to a point; thence North 6 deg. East a distance of 230.00 feet to a point; thence North 80 deg. 30' West, a distance of 750.00 feet to a point in the easterly margin of Douglas Road; thence along the easterly margin of Douglas Road in a southerly direction, a distance of 215.00 feet to the point of beginning and containing 3.8 acres, more or less.
>
> Being the same property conveyed to Jade D. Roser from David Dickerson and wife, Susan Dickerson, by Deed signed April 15, 2015, of record at Instrument No. 20150416-0033600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) Restrictive Covenants contained in instrument of record in Book 3905, Page 131, Register's Office for Davidson County, Tennessee.

(2) Right of Way Agreement to Tennessee Gas Transmission Co., of record in Book 2274, page 58, Book 2745, page 286, Book 3610, page 12, and partial release of easement of record in Book 5549, page 373, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2021 a lien, not yet due and payable, which have been assumed by the Grantee herein.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

This is improved property known as 7132 Douglas Road, Joelton, TN 37080

IN WITNESS WHEREOF, I have hereunto set my hand, this the 12 day of February, 2021.

JADE D. ROSER

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jade D. Roser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Ashland City, this the 12th day of February, 2021.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 3/6/24

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration of this transfer is $180,000.00.

Affiant

SWORN to and subscribed before me,
this the 12th day of February, 2021.

NOTARY PUBLIC

LYNN NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 3/6/24

This document was executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020, Executive Order No. 52 by Tennessee Governor Bill Lee, dated June 29, 2020, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020, Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020, and/or Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED. ACCORDINGLY, THE PREPARER MAKES NO REPRESENTATIONS, OPINION OR WARRANTYAS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN.